

Article Four – Specific District Standards

4-1 – Bulk and Dimensional Standards 1
 4-2 – Yard Setback Requirements 2
 4-3 – Intrusions into Required Yards 2
 4-4 – Exceptions to Maximum Height Regulations 2
 4-5 – Use Matrix 3

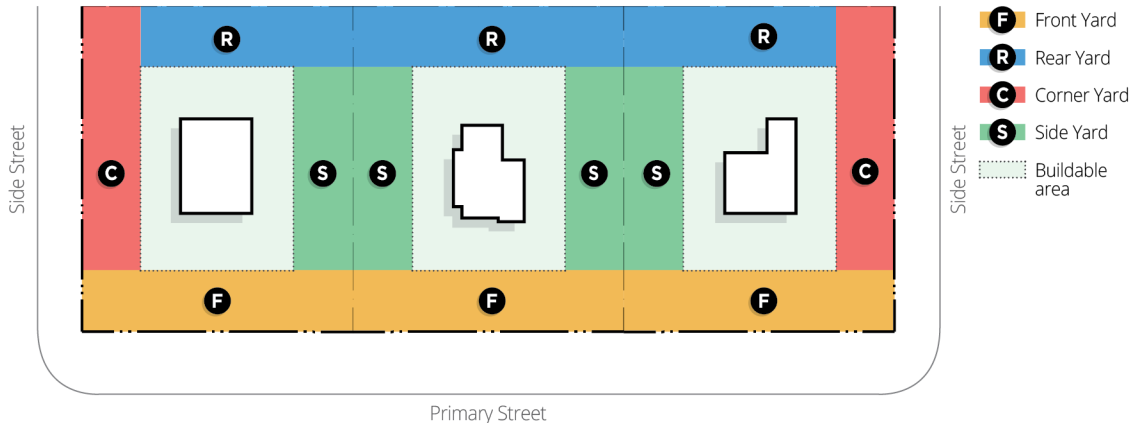
4-1 – Bulk and Dimensional Standards

The following Table of Bulk and Dimensional Standards addresses the requirements applicable to the development or use of a lot in a given district. No required yard or lot area allocated to satisfy the minimum yard or lot area requirements for one building or structure shall be used to satisfy the minimum yard or lot area requirement for another building or structure. In instances where the required transition yard width (Section 6-3) exceeds the minimum required setback width, the minimum required transition yard width shall prevail. Absolutely no intrusions of a building or structure are permitted within the required transition yard.

Table 4-1: Bulk and Dimensional Standards

Standard	RA	NR	MR	UR	SC	CC	NO	SO	SI	UI	PI
<i>Lot Standards (Minimum)</i>											
Lot Area	35 ac	6,000 sqft	6,000 sqft	4,000 sqft	20,000 sqft	-	6,500 sqft	1 ac	1 ac	6,500 sqft	10,000 sqft
Lot Width	80 ft	50 ft	50 ft	40 ft	100 ft	-	50 ft	100 ft	100 ft	100 ft	100 ft
<i>Setbacks (Minimum)</i>											
Front Yard ⁷	20 ft	25 ft	20 ft	20 ft	25 ft	0 ft ³	20 ft	25 ft	25 ft	25 ft	50 ft
Corner Yard	20 ft	25 ft	20 ft	15 ft	25 ft	0 ft ³	20 ft	25 ft	25 ft	25 ft	50 ft
Side Yard	10 ft	10 ft	5 ft ¹	5 ft ¹	0 ft ²	0 ft ⁴	10 ft	20 ft ³	20 ft ¹	10 ft ¹	25 ft ⁶
Rear Yard	25 ft	25 ft	20 ft	15 ft	25 ft	10 ft	30 ft	25 ft	25 ft	20 ft	25 ft ⁶
<i>Building Standards (Maximum)</i>											
Height	45 ft	35 ft	35 ft	35 ft	45 ft	50 ft ⁵	35 ft	45 ft	50 ft	45 ft	35 ft
Lot Coverage	5%	40%	40%	50%	40%	100%	40%	40%	60%	70%	40%
<i>Notes</i>											
1. 0 feet where property line divides attached buildings.											
2. 10 feet if adjacent to a residentially zoned property.											
3. 15 foot maximum setback.											
4. 10 foot maximum setback.											
5. 25 foot minimum height.											
6. 50 feet if adjacent to a residentially zoned property.											
7. All parcels fronting Verona Avenue shall meet the front yard setback requirements of the CC District.											

Figure 4-1: Yard Setback Locations



4-2 – Yard Setback Requirements

- (a) Lots located adjacent to a street with an Officially Mapped or existing right-of-way equal to or exceeding one hundred (100) feet, an additional ten (10) feet of front yard setback is required to address anticipated future conditions of noise and air quality.
- (b) The required front yard setback for any use may be reduced for a principal structure on any lot where more than fifty (50) percent of the same type of principal structure on the same block face do not meet the required front yard setback. In such instances, the required front yard setback for the proposed structure shall be the average of all principal structures on said block face.

4-3 – Intrusions into Required Yards

The following intrusions by buildings and structures are permitted into the specified required yards:

- (a) **Permitted Intrusions into Required Front or Corner Yards.**
 - (1) Chimneys, flues, sills, pilasters, lintels, ornamental features, cornices, eaves, and gutters for residential buildings; provided they do not extend more than two and a half (2.5) feet into the required yard.
 - (2) Yard lights, and ornamental lights provided they do not locate closer than five (5) feet from the front or street property line.
 - (3) Terraces, steps, uncovered and covered porches, decks, stoops, or similar appurtenances to residential buildings which do not extend above the floor level of the adjacent building entrance; provided they do not locate closer than twenty (20) feet from any street right-of-way.
- (b) **Permitted Intrusions into Required Rear or Side Yards.**
 - (1) Sills, pilasters, lintels, ornamental features, cornices, eaves, and gutters for residential buildings; provided they do not extend more than two and a half (2.5) feet into the required yard.
 - (2) Fences, as permitted in Section 6-5, may locate on the property line.
 - (3) Fire escapes on residential buildings, which do not extend more than three (3) feet into the required yard.
- (c) **Permitted Intrusions into Required Rear Yards.**
 - (1) Terraces, steps, uncovered porches, decks, stoops, or similar appurtenances to residential buildings which do not extend more than one (1) foot above grade; provided they do not locate closer than twenty (20) feet to the rear lot line.

4-4 – Exceptions to Maximum Height Regulations

Permitted exceptions to maximum height regulations are as follows:

The following are permitted to exceed the maximum height regulations by ten (10) feet, within any district where permitted.

- (1) church spires,

- (2) belfries,
- (3) cupolas and domes which do not contain useable space,
- (4) public monuments,
- (5) water towers,
- (6) fire and hose towers,
- (7) flag poles,
- (8) chimneys,
- (9) smokestacks,
- (10) cooling towers, and
- (11) elevator penthouses.

Any building or structure not otherwise accounted in the above list may exceed said maximum number of floor regulations and/or said maximum height regulations with the granting of a conditional use permit which specifically states the maximum permitted number of floors and/or maximum permitted height of the proposed building or structure.

4-5 – Use Matrix

- (a) The following key is to be used in the interpretation of Tables 4-5(b-n) below.
 - (1) **Permitted Uses.** Uses which are marked as “P” in the tables shall be allowed subject to all applicable regulations of this Ordinance.
 - (2) **Conditional Uses.** Uses which are marked as “C” in the tables shall be allowed upon the approval of a Conditional Use Permit, Section 8-7.
 - (3) **Prohibited Uses.** A blank space in the table indicates that a use type is not allowed in the respective zoning district unless it is otherwise expressly allowed by other regulations of this Zoning Ordinance.
 - (4) **Uses not Listed.** If a proposed use is not listed in the table, the Zoning Administrator shall determine if the use is substantially similar to a use listed in the table. If it is, they shall treat the use in the same manner as the “similar” use. If not, the use shall be regarded as prohibited.
 - (5) **Additional Regulation.** If a use has use specific standards they are referenced in this column. Use specific standards shall apply to permitted and conditional uses.
- (b) **Agricultural Uses.**

Use	Additional Regulation	RA	NR	MR	UR	SC	CC	NO	SO	SI	UI	PI
<i>Community Garden</i>	5-1(a)	P	P	P	P							
<i>Solar Energy Collection, Farm</i>	5-1(b)	C										
<i>Urban Agriculture, Indoor, less than 10,000 sqft</i>		P								C	C	
<i>Urban Agriculture, Indoor, more than 10,000 sqft</i>		C								C	C	
<i>Urban Agriculture, Outdoor</i>	5-1(c)	P										

(c) Residential Uses.

Table 4-5(c): Residential Uses												
Use	Additional Regulations	RA	NR	MR	UR	SC	CC	NO	SO	SI	UI	PI
Apartment / Condominium, Above Ground Floor as a Part of Mixed-Use						C	P	C				
Apartment / Condominium, Building	5-2(a)			P	P							
Apartment / Condominium, Complex	5-2(b)				C							
Cluster Mailbox	5-2(c)		P	P	P							
Community Living, 1-8 Persons	5-2(d)	P	P	P	P							
Community Living, 9-15 Persons	5-2(d)		C	P	P			C				
Community Living, 16+ Persons	5-2(d)				C			C				
Duplex / Townhome, less than or equal to 4 units	5-2(e)			P								
Duplex / Townhome, more than 4 units	5-2(e)				P							
Senior Housing, Dependent	5-2(f)				C	C	C	C	C			
Senior Housing, Independent	5-2(f)				C	C	C	C	C			
Single-Family, Detached	5-2(g)	P	P	P								

(d) Institutional Uses.

Table 4-5(d): Institutional Uses												
Use	Additional Regulation	RA	NR	MR	UR	SC	CC	NO	SO	SI	UI	PI
Cemetery												P
College / University						P			P	P	P	P
Government Uses, Indoor		P	P	P	P	P	P	P	P	P	P	P
Government Uses, Outdoor		C	C	C	C	C	C	C	C	C	C	C
Outdoor Public Recreation, Active	5-3(a)	P	P	P	P	P	P	P	P	P		P
Outdoor Public Recreation, Passive		P	P	P	P	P	P	P	P	P	P	P
Place of Worship		P	P	P	P							P
Public Service and Utilities	5-3(b)	P	P	P	P	P	P	P	P	P	P	P
School, Elementary and Middle		P	P	P	P							P
School, High		P	P	P	P							P
Vocational / Employment Training										P	P	P

(e) Retail Uses.

Table 4-5(e): Retail Uses												
Use	Additional Regulation	RA	NR	MR	UR	SC	CC	NO	SO	SI	UI	PI
Adult Uses	5-4(a)										P	
General Retail, less than 10,000 sqft	5-4(b)					P	P	P				
General Retail, 10,000 - 49,999 sqft	5-4(c)					P	P	C				
General Retail, more than 50,000 sqft	5-4(d)					P	C					
Pawn Shop	5-4(e)					C						
Thrift Store	5-4(f)					C						

(f) Service Uses.

Table 4-5(f): Service Uses

Use	Additional Regulation	RA	NR	MR	UR	SC	CC	NO	SO	SI	UI	PI
Acute Care Center						P			P	C	C	
Check Cashing / Pay Day Loan Store												
Commercial Animal Boarding	5-5(a)					C						
Corporate Campus	5-5(b)								P	P	C	
Day Spa						P	P	C	C			
General Service, less than 10,000 sqft	5-5(c)					P	P	P	P			
General Service, more than 10,000 sqft	5-5(d)					P	P		P			
Group Day Care Center, 9+ persons	5-5(e)					C	C	C		C	C	C
Hospital						C			C	C	C	
Massage Parlor												
Medical / Dental Office						P	P	P	P	P	P	
Personal Storage Facility	5-5(f)					C				C	C	
Professional Office						P	P	P	P	C	C	
Tattoo Parlor						P	P	P	P			
Veterinary Clinic / Animal Hospital						C			C	C	C	

(g) Eating and Drinking Uses.

Table 4-5(g): Eating and Drinking Uses

Use	Additional Regulation	RA	NR	MR	UR	SC	CC	NO	SO	SI	UI	PI
Brewery / Winery / Distillery, Tasting Room						P	P	C				
Coffee / Tea Shop	5-6(a)					P	P	P				
Microbrewery						P	P					
Restaurant, Delivery / Carry Out Only						P	P					
Restaurant, Fast Casual						P	P					
Restaurant, Sit Down						P	P	C				

(h) Fitness Facility and Entertainment Uses.

Table 4-5(h): Fitness Facility and Entertainment Uses

Use	Additional Regulation	RA	NR	MR	UR	SC	CC	NO	SO	SI	UI	PI
Archery / Gun Range, Indoor						C						
Event Center						C	C			C		
Fitness Facility / Entertainment Facility, Indoor, less than 10,000 sqft	5-7(a)					P	P	P		P		P
Fitness Facility / Entertainment Facility, Indoor, 10,000 - 49,999 sqft	5-7(b)					P	P	C		C		P
Fitness Facility / Entertainment Facility, Indoor, more than 50,000 sqft	5-7(c)					P	C			C	C	P
Fitness Facility / Entertainment Facility, Outdoor	5-7(d)					C				P		P

(i) Lodging Uses.

Table 4-5(i): Lodging Uses												
Use	Additional Regulation	RA	NR	MR	UR	SC	CC	NO	SO	SI	UI	PI
<i>Bed and Breakfast</i>	5-8(a)		C	C	C		C	C				
<i>Hotel</i>						P	P					

(j) Vehicle Related Uses.

Table 4-5(j): Vehicle Related Uses												
Use	Additional Regulation	RA	NR	MR	UR	SC	CC	NO	SO	SI	UI	PI
<i>Autobody Repair</i>						C				C	C	
<i>Car Wash</i>						P						
<i>Fuel Sales</i>	5-9(a)					P				P	P	
<i>Service Station</i>						P				C	C	
<i>Vehicle Sales and Rental</i>						P				C	C	

(k) Industrial Uses.

Table 4-5(k): Industrial Uses												
Use	Additional Regulation	RA	NR	MR	UR	SC	CC	NO	SO	SI	UI	PI
<i>Artisan Manufacturing</i>	5-10(a)					P	C	C				
<i>Brewery / Winery / Distillery</i>										P	P	
<i>Communication Tower</i>	5-10(b)									C	C	
<i>Composting Operation</i>	5-10(c)	C									C	
<i>Distribution Center</i>	5-10(d)									C	P	
<i>Light Industrial</i>	5-10(e)									P	P	
<i>Storage or Wholesaling</i>										P	P	

(l) Transportation Uses.

Table 4-5(l): Transportation Uses												
Use	Additional Regulations	RA	NR	MR	UR	SC	CC	NO	SO	SI	UI	PI
<i>Airport / Heliport</i>	5-11(a)								C	C	C	
<i>Off-Site Parking Lot</i>						C	C				P	P

(m) Accessory Uses.

Table 4-5(m): Accessory Uses												
Use	Additional Regulation	RA	NR	MR	UR	SC	CC	NO	SO	SI	UI	PI
Accessory Building	5-12(a)	P	P	P	P							
Accessory Dwelling Unit	5-12(b)	P	P									
Accessory Structure	5-12(c)	P	P	P	P							
Company Cafeteria						P	P		P	P	P	
Company Provided On-Site Recreation	5-12(d)	P				C	C		C	C	C	
Compost Bin	5-12(e)	P	P	P	P	C	C	C	C	P	P	P
Drive Through	5-12(f)					C			C			
Day Care, 4-8 Persons			P	P	P							
Day Care, 8+ Persons			C	C	C							
Helipad						C			C	C	C	
Home Occupation	5-12(g)	P	P	P	P	P	P	P				
Indoor Sales Incidental to Light Industrial Use	5-12(h)									P	P	
Light Industrial Incidental to Indoor Sales	5-12(i)					C	C					
On-Site Agricultural Retail	5-12(j)	P										
Outdoor Activity / Operation, Permanent	5-12(k)									C	C	
Outdoor Dining, without alcohol	5-12(l)					P	P	P				
Outdoor Dining, with alcohol	5-12(m)					P	P	C				
Outdoor Display of Merchandise, Permanent	5-12(n)					C				C	C	
Outdoor Storage, Permanent	5-12(o)	C				C				C	C	
Solar Energy Collection System, Canopy	5-12(p)				C	C			C	C	C	
Solar Energy Collection System, Ground Mounted	5-12(q)	P	P	P	P	P	P	P	P	P	P	P
Solar Energy Collection System, Roof Mounted	5-12(r)	P	P	P	P	P	P	P	P	P	P	P
Urban Garden	5-12(s)	P	P	P	P	P	P	P	P	P	P	P

(n) Temporary Uses.

Table 4-5(n): Temporary Uses												
Use	Additional Regulation	RA	NR	MR	UR	SC	CC	NO	SO	SI	UI	PI
Construction Related		P	P	P	P	P	P	P	P	P	P	P
Farmers Market						P	P			P	P	P
Garage / Estate Sale		P	P	P	P							
Outdoor Activity / Operation, Temporary						P	P	P	P	P	P	P
Outdoor Assembly	5-13(a)	P	P	P	P	P	P	P	P	P	P	
Outdoor Display of Merchandise, Temporary	5-13(b)					P	P	P				
Outdoor Storage, Temporary						P	P	P	P	P	P	P
Portable Outdoor Storage Device	5-13(c)	P	P	P	P							
Seasonal Sales	5-13(d)					P	P					
Short Term Rental	5-13(e)		P	P	P							